

Ref: A40802IS87 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

#### Elegant village house with panoramic views and guest cottage











### INFORMATION

Town: Vayres

Department: Haute-Vienne

Bed: 3

Bath: 3

Floor: 200 m2 Plot Size: 592 m2

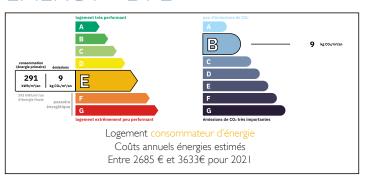
# IN BRIEF

Set in a charming hamlet of Vayres, this beautifully renovated stone property blends French authenticity with modern comfort. The main house offers a bright open-plan kitchen and living area, cosy sitting room with wood burner, two terraces with panoramic views, two bedrooms (one en suite), and a mezzanine, which could easily be converted to a third bedroom.

A separate guest cottage (gîte) includes a living/kitchen area, two 8 m² rooms, and a bathroom — ideal for guests or holiday rental income.

With a new roof, mains drainage, lovely gardens, and private parking, this Haute-Vienne property for sale combines charm, comfort, and rental potential in a peaceful setting.

#### **ENERGY - DPE**



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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### LOCAL TAXES

Taxe foncière: 1107 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

The main house impresses from the moment you enter. A spacious modern kitchen (19 m²) with grey tiles and fully equipped with oven, fridge/freezer, and dishwasher opens onto a bright living area (32 m²) with high ceilings and tiled floors.

A utility room (9.5 m²) with washing machine, dryer, and extra fridge/freezer, plus a separate toilet (2 m²), add everyday practicality. A cosy sitting room (23 m²) with a wood-burning stove invites relaxation, offering direct access to a terrace boasting exceptional panoramic views. You'll also find a storage room (17 m²) and another garden terrace (16 m²) ideal for outdoor dining or sunbathing.

Upstairs features warm wooden flooring and a beautiful mezzanine (10 m²), perfect as an office, reading nook, or additional sleeping area. The main bedroom (14 m²) includes an en-suite bathroom (8 m²), accompanied by a second bedroom (13 m²), another bathroom (6.5 m²), and an open gallery hall (14.5 m²) overlooking the living space below, adding to the home's bright and airy feel.

The roof has been redone, and the house benefits from mains drainage and electric heating (plus logburner).

Adding even more appeal, a charming separate cottage (renovated about 14 years ago) offers a living/kitchen area ( $20 \text{ m}^2$ ), two rooms ( $8 \text{ and } 6 \text{ m}^2$ ) suitable as bedrooms, a bathroom ( $4.5 \text{ m}^2$ ), and a cellar ( $12 \text{ m}^2$ ) — ideal for guests, family, or rental potential.

Outside, enjoy multiple terraces, beautiful gardens, and ample parking right in front of the house. The setting is tranquil yet...